



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Annette Green NW
Calgary, Alberta

MLS # A2337253



\$740,000

Division:	Glacier Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Wendell by Shane Homes, a 1,935 sq. ft. pre-construction home in Glacier Ridge. Situated on a desirable south-facing lot backing onto a park, this home offers a great combination of location, thoughtful design and the opportunity to personalize before construction begins. Planned features include an upgraded kitchen, chimney hood fan with built-in microwave, railing option, upgraded ensuite, rear deck, potential future development in basement and an upgraded exterior elevation. With construction yet to begin, there may still be an opportunity to customize the floorplan and interior selections to suit your lifestyle. Anticipated build timeframe is approximately 10–12 months. Photos/renderings are representative and may show optional features.